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CITY MANAGER
DOUGLAS A. SELBY

November 21, 2002

Mr. Sam Oved
Bonanza Realty Inc.
18607 Ventura Boulevard, Suite #314
Tarzana, California 91356

RE: Z-0046-02 - REZONING
CITY COUNCIL MEETING OF NOVEMBER 20, 2002
Related to U-0114-02, V-0072-02 & Z-0046-02(1)

Dear Mr. Oved:

The City Council at a regular meeting held November 20, 2002 APPROVED the request for a Rezoning FROM: R-2 (Medium-Low Density Residential) and C-M (Commercial/ Industrial) TO: C-1 (Limited Commercial) on 2.87 acres adjacent to the northeast corner of Main Street and Bonanza Road (APN: 139-27-707-008, 139-27-810-001, 002, 003, 004, 139-27-712-046, 047, 048, 049, 050, and 051), PROPOSED USE: MIXED USE SENIOR APARTMENT AND COMMERCIAL DEVELOPMENT. The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 2002. This approval is subject to:

Planning and Development

1. Resolution of Intent with a two-year time limit.
2. A Site Development Plan review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading and all development activity for the site.

Public Works

3. Dedicate an additional 10 feet of right-of-way adjacent to this site for Bonanza Road, an additional 4 feet for Main Street, an additional 14 feet for a total radius of 54 feet on the northeast corner of Bonanza Road and Main Street, and a 25 foot radius on the northwest corner of Bonanza Road and 1st Street prior to the issuance of any permits. Additional public street dedications may be required if so determined in the approved Traffic Impact Analysis. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
4. Construct all incomplete half-street improvements on 1st Street, Bonanza Road and Main Street, if any, adjacent to this site concurrent with development of this site. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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8. Landscape and maintain all unimproved right-of-way on 1st Street, Bonanza Road and Main Street adjacent to this site.
9. Submit an Encroachment Agreement or obtain an Occupancy Permit, as appropriate, for all private improvements located in the 1st Street, Bonanza Road and Main Street public rights-of-way adjacent to this site prior to occupancy of this site.

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept
Development Coordination-DPW
Dept. of Fire Services

Mr. Rich Moreno
300 S. Fourth Street, Suite #1500
Las Vegas, Nevada 89101

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